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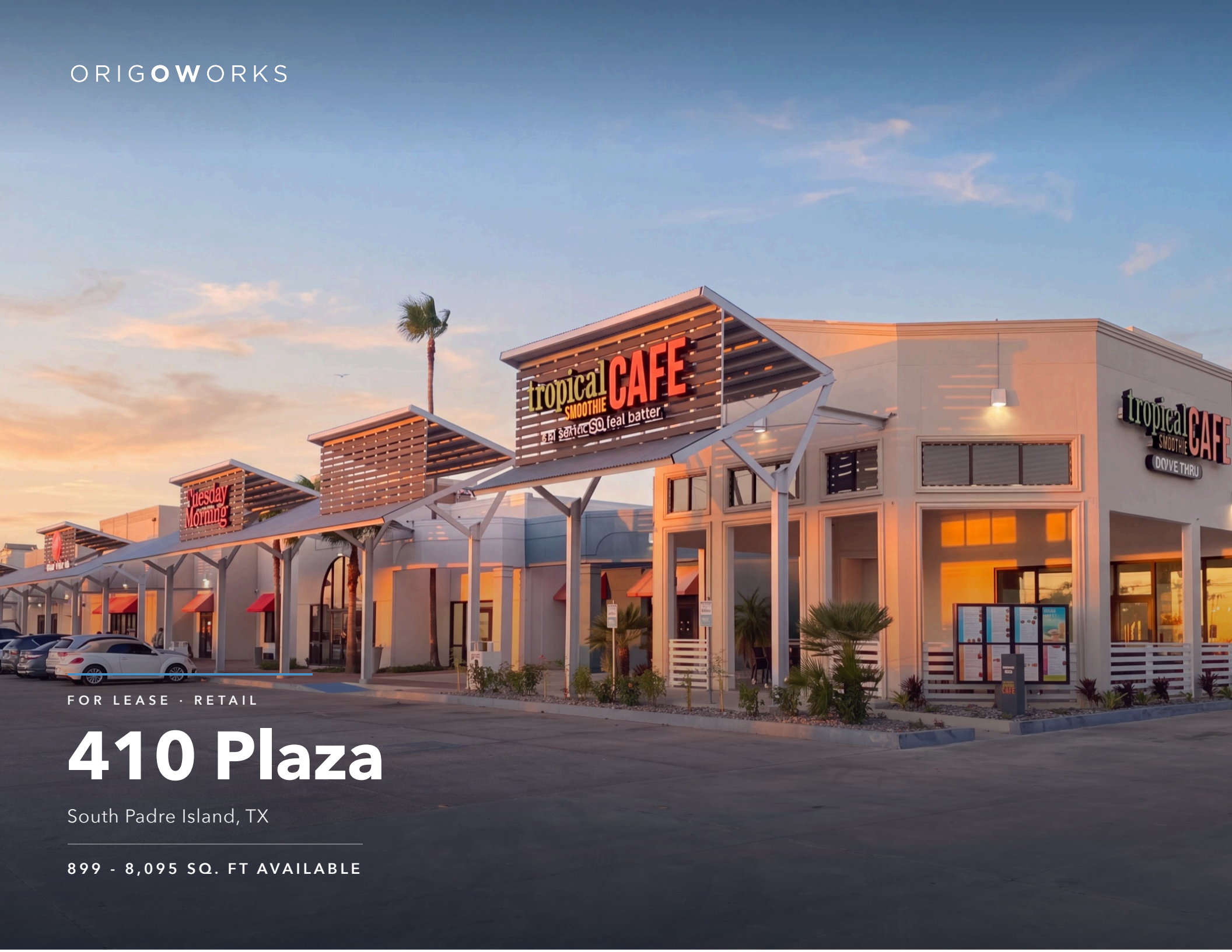


FOR LEASE · RETAIL

# 410 Plaza

South Padre Island, TX

899 - 8,095 SQ. FT AVAILABLE

# Site Plan

## AVAILABLE SPACE

| SUITE | SQ. FT. |
|---|---|
| **107-A** | 899 SF |
| **109** | 1,378 SF |
| **110** | 8,095 SF |

## CURRENT TENANTS

| SUITE | TENANT | SQ. FT. |
|---|---|---|
| **101** | Russo's Pizzeria | 5,912 SF |
| **102** | Kohnami | 3,846 SF |
| **103** | Island Style | 4,982 SF |
| **104** | Calacas | 5,539 SF |
| **106** | Feldmans | 7,497 SF |
| **108** | Johnny Rockets | 3,057 SF |
| **111** | Cactus Brew | 3,446 SF |
| **112** | Cebicheria Del Dia | 1,156 SF |
| **113** | Tropical Smoothie | 1,827 SF |

# Location & Market

FOR LEASE · RETAIL

# 410 Plaza

410 Padre Blvd, South Padre Island, TX 78597

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| SIZE | AVAILABLE | TRAFFIC COUNT | PRICE |
|---|---|---|---|
| 47,634 SQ. FT | 899 - 8,095 SQ. FT | 20,000 VPD | Call for pricing |

410 Plaza sits at the gateway to South Padre Island, among the first retail centers visitors reach arriving on the island. An established lineup of restaurants and shops — including Johnny Rockets, Russo's Pizzeria and Tropical Smoothie — draws steady year-round traffic from the dense cluster of hotels, resorts and condominiums within walking distance.

- At the entrance to South Padre Island, a premier year-round vacation destination
- Surrounded by hotels, resorts, restaurants and condos within a one-mile radius
- High-traffic, high-visibility location — roughly 20,000 vehicles per day
- Suites available from 899 to 8,095 SF

**Carlos E. Varela**
cvarela@origoworks.com
(956) 371-5602

**Matthew Lopez**
mlopez@origoworks.com
(956) 338-1007

**Tomi Hajduk**
thajduk@origoworks.com
(956) 338-1007


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